

Dike, Darlene

From: Jasmine Hadi [REDACTED]
Sent: 30 September 2013 09:36
To: Planning
Cc: [REDACTED]
Subject: Attention: Jason Traves. Cite Application Ref: 2013/4596/P - Darlene 1/10/13

Follow Up Flag: Follow up

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Categories: Orange Category

Attention: Jason Traves. Cite Application Ref: 2013/4596/P

The proposal is unacceptable and fails to comply with London Plan and Camden's Planning Policies for the following reasons:

It would lead to significant impact on the highway and the proposal has not been fully and properly assessed through the applicant's TA, and accordingly likely movements to, from and within the site as a result have not been properly addressed.

Despite representations from the applicant and TfL that the bus stop box is sufficient for additional bus traffic, the report from Capital Traffic (independent traffic report, [Transport Review of Abercom School Planning Application](#)) highlights the redesign requirements for safe curb-side delivery of transit customers; oversized luxury coaches used by the school will compete for space in a single bus box; they will have no place to 'hold' while waiting for students; closely scheduled multiple bus drop-offs and pick-ups are impractical and illogical in London traffic and will result in further traffic gridlock, TfL customer dissatisfaction and inability to meet travel deadlines for all parties concerned including the traveling public.

It would endanger public safety and would cause harm to the local road network.

It fails to assess transport capacity off-site and the additional need generated by the development would worsen on-street parking conditions to the detriment of residents in the surrounding street.

The application fails to include a proper safe pick-up, drop-off and waiting strategy in connection with the proposed development, is open to parking abuse with severe consequences for the availability of on-street parking in local streets and in Fortune Green Road.

It would harm highway safety and hinder pedestrian movement, provide inadequate sight lines for vehicles leaving the site and cause severe gridlock and unacceptable inconvenience to existing residents in Joan Court and Alfred Court who use the basement car park.

Gridlock and inconvenience would be exacerbated as a result of additional servicing and delivery vehicles for the School and possible conflict with existing servicing and delivery and maintenance vehicles to the apartments in Alfred Court and Joan Court which use the internal courtyard.

Vehicle obstruction, harm to highway safety and possible accidents are already likely with regard to current flagrant breaches of parking controls with other road users, visitors and delivery to nearby retailers (e.g., Tesco) and the gym parking on double yellow lines, double parking or blocking the right of way and access egress from Alfred Court. Neither the Council nor the applicant exercise any control over this area and highway and parking restrictions are flouted continuously with impunity. This proposal would just make an existing bad situation intolerable, fatally undermines the assumptions made by the applicant regarding anticipated traffic flow to the basement car park and its parking strategy and increases the risk of accidents to drivers and those on foot, such as children to the proposed School or cyclists, who would have to cross the courtyard or are on the public highway immediately outside the site.

It would cause a significant worsening of air quality in the car park and to Fortune Green Road to the detriment of the health of local residents and pedestrians, to children and the elderly and to those suffering from ill health.

Sincerely

Jasmine Hadi 202 Joan Court

Jasmine Hadi

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